

GOOCH HILL WEST NEIGHBORHOOD PLAN

SECTION 3: PLAN GOALS & POLICIES

1.0: Relationship to Neighborhood Vision: As described in Section 1.2, the Plan is centered on the concept of a planned community—a community of residential neighborhoods and business park/retail service uses—to be developed within a connected framework of arterial streets; planned open space/trails; and public facilities such as parks, schools and fire protection.

1.1: Goals & Policies: The basic Plan includes several components that help define the Neighborhood Plan goals and policies. (Goals are defined as statements of purpose that define a significant intent of the Plan. Policies describe consistent strategies to help achieve each goal.)

Goal 1: Create a sustainable, planned community within the Plan Area.

- Policy 1.1: Build a land use mix that provides a range of homes, job opportunities, and retail services to meet the needs of the community.
- Policy 1.2: Demonstrate consistency of future development proposals with concurrent expansion of required water and wastewater treatment capacity.
- Policy 1.3: Work with RAE County Subdivision Water & Sewer District # 313 to expand service capacity to assure adequate water supply and wastewater treatment by means of incremental improvements coordinated with new demand, without increasing cost to existing customers.

- Policy 1.4: Encourage individual property owners to work together to plan phased development consistent with availability of improvements to infrastructure.
- Policy 1.5: Require “connectivity “of residential neighborhoods throughout the Plan Area as new subdivisions are planned.
- Policy 1.6: Incorporate bicycle and pedestrian trails to reduce dependency on vehicles within the Plan Area and to provide access to future schools, parks and other community facilities.
- Policy 1.7: Implement a “community core” to accommodate public facilities (potential schools, community park, fire protection facility, wastewater effluent infiltration galleries, et al) to serve the Plan Area.
- Policy 1.8: Encourage future development to participate on a “fair share basis” in the dedication of land for community parks, schools, fire protection facilities and open space/ trails.

Goal 2: Establish a framework of arterial roads, trails and open space to guide future growth.

- Policy 2.1: Implement the adopted arterial road plan as future development occurs.
- Policy 2.2: Define the open space system to include a passive park along the Middle Creek corridor (protecting the natural vegetation and riparian resources); an active recreation community park in the core area; open space buffers along the Farmers Canal,

between the residential and business park neighborhoods, and along the Huffine Lane (I-191) frontage.

Policy 2.3: Implement a system of pedestrian and bicycle trails to facilitate circulation between (and within) residential neighborhoods, parks/open space, commercial areas and the community core.

1.2: Implementation of Plan Goals & Policies: Given the large size of the GHW Plan Area and the need to accommodate change over many years, the implementation of the Plan will be dependent on the following factors:

- Market conditions and demand for new homes and business opportunities;
- Decisions of individual property owners to propose development of their land;
- Availability of necessary infrastructure such as water/ wastewater treatment and roads;
- Applicable State of Montana and Gallatin County regulations, and
- The Gallatin County Growth Policy.